040.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,900 / 753,900
					USE VALUE:	753,900 / 753,900
					ASSESSED:	753,900 / 753,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LU-HOGAN NA &
Owner 2:	HOGAN JOSEPH T II
Owner 3:	
Street 1:	52 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAY JOHN P/ TRUSTEE -
Owner 2:	-
Street 1:	52 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4346.000	313,600		440,300	753,900
Total Card	0.100	313,600		440,300	753,900
Total Parcel	0.100	313,600		440,300	753,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.32 /Parcel: 413.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27321

GIS Ref

GIS Ref

Insp Date 11/18/18

!3353!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	313,600	0	4,346.	440,300	753,900		Year end	12/23/2021
2021	101	FV	303,700	0	4,346.	440,300	744,000		Year End Roll	12/10/2020
2020	101	FV	303,700	0	4,346.	440,300	744,000	744,000	Year End Roll	12/18/2019
2019	101	FV	238,600	0	4,346.	467,800	706,400	706,400	Year End Roll	1/3/2019
2018	101	FV	238,600	0	4,346.	341,200	579,800	579,800	Year End Roll	12/20/2017
2017	101	FV	238,600	0	4,346.	297,200	535,800	535,800	Year End Roll	1/3/2017
2016	101	FV	233,100	0	4,346.	253,200	486,300	486,300	Year End	1/4/2016
2015	101	FV	227,000	0	4,346.	247,700	474,700	474,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3353

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAY JOHN P/ TRU	65993-554		8/28/2015		580,000	No	No		
DAY JOHN & GLAD	25345-597		5/16/1995			No	No		F

PRINT

Date	Time
12/29/21	22:57:46

LAST REV

Date	Time
12/19/19	16:14:53
danam	

USER DEFINED

Prior Id # 1:	27321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2019	804	Inter Fi	75,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
1/8/2009	Meas/Inspect	345	PATRIOT
3/3/2000	Meas/Inspect	263	PATRIOT
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4346		Sq. Ft.	Site		0	80.	1.27	1									440,305						440,300	

Total AC/HA: 0.09977 | Total SF/SM: 4346 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 440,305 | Spl Credit | Total: 440,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22565794
Const Adj.:	1.00839913
Adj $ / SQ:	160.674
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426152
Depreciation:	112504
Depreciated Total:	313648

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

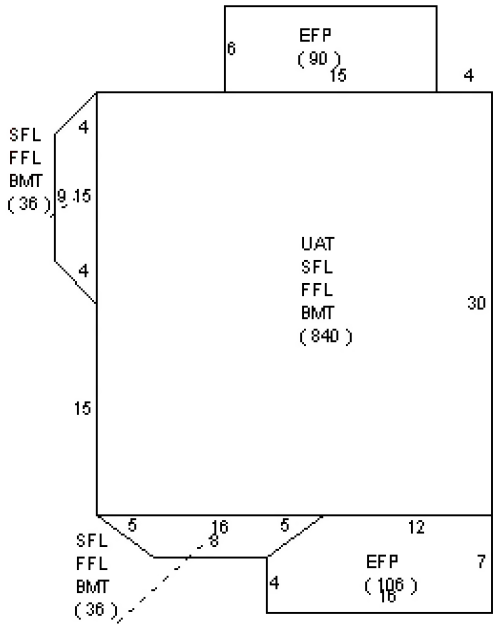
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	160.67
Special Features:	0	Val/Su Net:	99.81
Final Total:	313600	Val/Su SzAd	171.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	48.200	43,960
FFL	First Floor	912	160.670	146,535
SFL	Second Floor	912	160.670	146,535
UAT	Upper Attic	210	64.270	13,497
EFP	Enclos Porch	196	41.460	8,126

Net Sketched Area: 3,142 | Total: 358,653

Size Ad 1824 | Gross Area 3772 | FinArea 1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	GD	1998	0.00	T	12.6	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

040.0-0006-0006.0

IMAGE

AssessPro Patriot Properties, Inc